STRATEGIC PLANNING STATUS

FT MONMOUTH TRANSFORMATION

4 JUNE 03

rrison Bottom Line… Customer Satisfacti

rrison Bottom Line… Customer Satisfacti

STRATEGIC PLANNING STATU

MAJOR INITIATIVES

CONTRACT **EXECUTION**

- **UTILITY ENERGY SERVICES CONTRACT (UESC)NJNG**

- **PRIVATIZATION OF UTILITY SYSTEMSREGIONAL UTILITY PROVIDER**
- **RESIDENTIAL COMMUNITY INITIATIVE (RCI) RCI OFFICE**
- **ENHANCED USE LEASE (EUL) CECOM ACQUISITION**
- **ENERGY SAVINGS PERFORMANCE CONTRACT (ESPC) DOE & DESC**
- **INSTALLATION, INFORMATION, INFRASTRUCTURE MODERNIZATION PROGRAM (I3MP) CECOM ACQUISITION**
- **ACCESS ROAD PROGRAM CORP OF ENGINEERS**

STRATEGIC PLANNING STATU

MAJOR INITIATIVES

CONTRACT EXECUTION

- **UTILITY ENERGY SERVICES CONTRACT (UESC)NJNG**

- **PRIVATIZATION OF UTILITY SYSTEMSREGIONAL UTILITY PROVIDER**
- **RESIDENTIAL COMMUNITY INITIATIVE (RCI) RCI OFFICE**
- **ENHANCED USE LEASE (EUL) CECOM ACQUISITION**
- **ENERGY SAVINGS PERFORMANCE CONTRACT (ESPC) DOE & DESC**
- **INSTALLATION, INFORMATION, INFRASTRUCTURE MODERNIZATION PROGRAM (I3MP) CECOM ACQUISITION**
- **ACCESS ROAD PROGRAM CORP OF ENGINEERS**

UTILITY ENERGY SERVICES CONTRACT

Awarded to NJNG on 21 October 2001, This Project Will Eliminate the Last High Pressure Steam Plant and Distribution System at Fort Monmouth.

Additionally a Post Wide Energy Management and Control System, Geographic Information System, and Knowledgebase Management System Are Being Developed to Decrease Energy, Operation and Maintenance Costs.

- **Eliminates Boiler Crew that Operates 24/7 During the Heating Season.**

- **Amortized from the Energy and Operational Savings from the project.**

- **Project is in the design phase and the anticipated cost is $6.8M.**

- **Project will payback through Energy and Operational**

PRIVATIZATION OF UTILITY SYSTEMS

Federal Agencies are Directed to Privatize Utility Systems Where Economically Feasible, In Effect, Transferring Ownership of Utility Infrastructure, Maintenance & Repair Responsibility to Qualified Municipal, Regional, or Private Utility Entities.

- **The Natural Gas system was privatized in 1994.**
- **The Water and Wastewater (W/WW) Systems Request for Proposal (RFP) is currently in preparation.**
- **The RFP will be solicited by the Defense Energy Support Center (DESC).**
- **The anticipated decision to privatize the Water/Waste Water is expected in April 2004.**
- **The anticipated decision to privatize the Electrical System is expected in April 2005.**

RESIDENTIAL COMMUNITY INITIATIVE (RCI)

RCI Is A Partnership Between The Army And Private Developers To Build, Upgrade, Manage, And Maintain Army Family Housing (AFH) Communities On Army Posts.

- **Army Effort to Eliminate Inadequate Housing in the U.S. by 2007.**
- **Eliminates the Requirement for Appropriated O&M Funding, and the Army's Six Billion Backlog Required to Modernize All Sub-Standard Housing Units.**
- **The Developer Provide The Capital And Expertise; The Army Conveys The Housing To The Developers And Provides Long-term Leases On The Land.**
- **The Developer Receive The Basic Allowance For Housing (BAH) For Soldiers Living In The Units.**
- **End State Inventory (399 Units – 218 Units Newly Constructed and 181 Units To Be Renovated.)**

RESIDENTIAL COMMUNITY INITIATIVE (RCI)

- OBJECTIVE: **Privatize All Fort Monmouth AFH Assets.**
- CONTRACT TYPE: **Long Term Lease**
- ESTIMATED VALUE: **Included In RFQ Jun 03**
- KEY MILESTONES: **Army Approved Project Jan 03**
  Advertise RFQ Jun 03
  Award CDMP May 04
  Transfer Assets to Partner Mar 05
- TECHNICAL CONTACT: **Ms. Pat Deet (732)532-1474**

ENHANCED USE LEASE (EUL)

- **EUL Allows The Army To Lease Military Property To Private Entities To Satisfy Facility Related Requirements, Avoiding O&M Funding and MILCON.**
- **This Is Accomplished By Utilizing In-kind Consideration To Meet Mission Goals Or Even Obtain New Construction.**
- **Two Parcels Available for Development.**
  - **<u>Charles Wood.</u> 80 Acres Available to Support the C4ISR Mission.**
    - **Includes 84,000 SF of Existing Office Space**
    - **Scope is 1.5 Million SF, Supporting 4,000 PN, Valued at $375 Million.**
  - **<u>Main Post.</u> 3 Buildings At Barker Circle to Support Installation Objectives.**
    - **Scope is 110,000 SF, Supporting 500 PN, Valued at $12 Million.**

ENHANCED USE LEASE (EUL)

- OBJECTIVE: **EUL's Reduce Infrastructure Cost, Provides Facilities & Services, and Frees Up Funds for Other Needs.**
- CONTRACT TYPE: **Long Term Lease (25 to 50 years)**
- ESTIMATED VALUE: **Included In RFQ Jul 03**
- KEY MILESTONES: **Concept Approval Jun 03**
  Advertise RFQ Jul 03
  Select Business Developer Sep 03
  Execute Lease Dec 03
- TECHNICAL CONTACT: **Mr. James Ott (732) 532-6308**

ENERGY SAVINGS PERFORMANCE CONTRACT (ESPC)

- **Utilize Landfill Gas (Methane) From the Monmouth County Landfill To Provide Power To Entire Fort Monmouth Installation At A Fixed Rate Of $.04/KWH For 25 Years.**

- **Conversion Of All Economically Feasible Facilities To High Efficiency Geothermal Heating/air-conditioning.**

- **Compression Of Landfill Gas As Alternative Fuel For 400 GSA Vehicles.**

- **Project is Managed Through the Department of Energy.**
  - **Currently In Selection Process**
  - **Expecting Award to Energy Provider in Mar 04.**
- **Expected to Reduce Fossil Fuel Usage by 75%.**

- **Greenhouse Gas Emission Credits Will Result In Additional Savings and Revenue.**

ENERGY SAVINGS PERFORMANCE CONTRACT (ESPC)

- OBJECTIVE: **To Reduce Source Energy Consumption & Minimize Reliance on Fossil Fuels.**
- CONTRACT TYPE: **Service Contracts**
- ESTIMATED VALUE: **Electricity Purchased at ½ Current Rate.**
- KEY MILESTONES: **DESC Selects ContractorJun 03**
  Task Order Issued Mar 04
  Design-Build Start May 04
- TECHNICAL CONTACT:**Mr. Kevin Dooney (732) 532-6360**
- ACQ CONTACT: **DESC**

INSTALLATION, INFORMATION, INFRASTRUCTURE MODERNIZATION PROGRAM(I3MP)

- **Upgrade the Current Communications Network Throughout the Installation with Fiber Optic Cable.**

- **Phase I – Install New UG Backbone Ring Providing Information Security and Redundancy.** $ 6 Million
  - Construction Started Oct 02
  - Complete Mar 04

- **Phase II – Provides New Backbone from Vail Hall to the Myer Center at Camp Charles Wood.** $ 3.5 Million
  - Construction Start Mar 04
  - Complete Jun 05

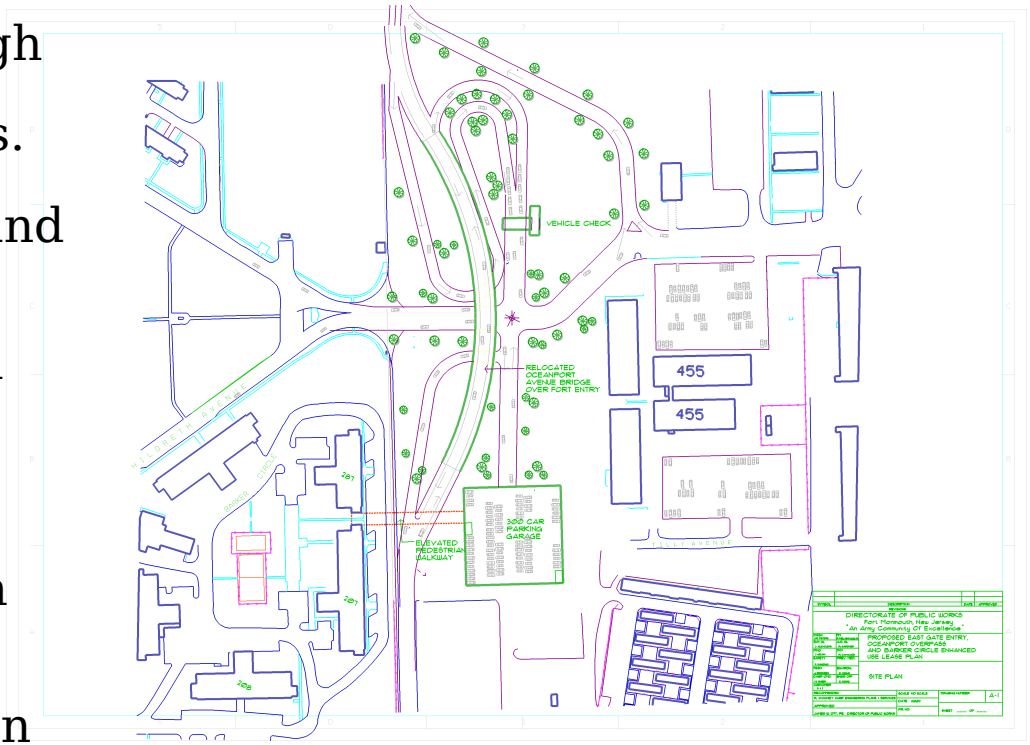
- **Phase III – Connects Buildings to the Backbone** $ 10 Million
  - Construction Start FY 05

INSTALLATION, INFORMATION, INFRASTRUCTURE MODERNIZATION PROGRAM(I3MP)

- OBJECTIVE: **Meet the Demands for Security, Redundancy, and Throughput.**
- CONTRACT TYPE: **Utility Services**
- ESTIMATED VALUE: **All Phases - $ 19.5 Million**
- KEY MILESTONES: **PH I Start Oct 02**
  PH II Start Mar 04
  PH III Start FY 05
- TECHNICAL CONTACT: **Mr. Kevin Dooney (732)532-6360**
- ACQUISITION CONTACT: **CECOM**
- SOLICITATION # or RFQ #:

ACCESS ROAD PROGRAM

- Project Funds Provided Through Separate Authorization for Improvements to Access Points.
- Project Valued at $10 Million and programmed for FY 05.
- Monmouth County Briefed and Fully Supports the Grade Separation.
- County Engineer will Provide 100% Design and Construction Oversight.
- Oceanport Ave will Never Again be Closed as a Result of Elevated Threat Conditions.


VEHICLE CHECK
RELOCATED OCEANPORT AVENUE BRIDGE OVER PORT ENTRY
455
455
300 CAR PARKING GARAGE
ELEVATED PEDESTRIAN WALKWAY
DIRECTORATE OF PUBLIC WORKS
Fort Monmouth, New Jersey
"An Army Community Of Excellence"
PROPOSED EAST GATE ENTRY, OCEANPORT OVERPASS AND BARKER CIRCLE ENHANCED USE LEASE PLAN
SITE PLAN

ACCESS ROAD PROGRAM

- OBJECTIVE: **To Eliminate Traffic Congestion at Oceanport Avenue and Improve Access to Redefined Installation Gates.**
- CONTRACT TYPE:
- ESTIMATED VALUE: **$ 10 Million ($1 Million for Design)**
- KEY MILESTONES: **FY 05**
- TECHNICAL CONTACT:**Mr. James Ott (732) 532-6308**

STRATEGIC PLANNING STATU

CHALLENGES

- **ESTABLISHING NATIONAL LABORATORY FOR HOMELAND DEFENSE**
- **SUPPORT FOR SPECIAL LEGISLATION**
- **SUPPORT FOR MILCON**

Any Questions?

U.S. Army Garrison
Fort Monmouth

rrison Bottom Line… Customer Satisfacti

Click here to return to Table of Contents